

Grants for Eliminating the Toxic Hazard of LEAD in Our Towns (GET THE LEAD OUT) Act

Section-by-Section

TITLE I – LEAD-BASED PIPE HAZARD REDUCTION

Section 101. Grants for Lead-Based Pipe Hazard Reduction in Housing.

This section authorizes the Department of Housing and Urban Development to provide grants to reduce lead-based pipe hazards in priority housing and outlines the application requirements for states and the eligible activities for funding use. This section requires that states match at least 10% of the federal grant funds towards the cost of activities. Recipients of the grant are also required to submit a report outlining the amount received, number of risk assessments and inspections, and the number of residential dwellings where lead-based pipe hazards were reduced or abated to the Secretary for any fiscal year when grant funds are used.

Section 102: Evaluation and reduction of lead-based pipe hazards in federally assisted housing.

This section outlines appropriate measures and procedures to conduct periodic risk assessments, inspections, interim controls, and abatement of lead-based pipe hazards in federally assisted housing. These procedures also require the provision of lead hazard information pamphlets as well as providing notice to occupants where risk assessments, inspections, and reduction activities have taken place. This section also amends multiple bills pertaining to housing matters to include inspection, funding, reduction, and abatement for lead-based pipe hazards.

Section 103: Comprehensive housing affordability strategies.

This section amends Section 105 of the Cranston-Gonzalez National Affordable Housing Act to include an estimate of the number of housing units occupied by low-income families have lead pipe hazards, an outline of actions proposed or taken to remove these hazards, and a plan for integrating lead pipe abatement into existing housing policies and programs. It also requires state and local health and child welfare agencies to use data on lead pipes and child lead poisoning when preparing this housing strategy.

Section 104: Task force on lead-based pipe hazard reduction and financing.

This section authorizes the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency to establish a task force focused on making recommendations on expanding resources and efforts to evaluate and reduce lead-based pipe hazards in private housing. This task force will include representatives from multiple stakeholders and federal agencies.

Section 105: National consultation on lead-based pipe hazard reduction.

This section requires the Secretary of Housing and Urban Development to consult with the Administrator of the Environmental Protection Agency, the Director of the Centers for Disease

Control, the task force established in Section 104, and other relevant federal agencies on an ongoing basis.

Section 106: Guidelines for lead-based pipe hazard evaluation and reduction activities.

This section requires that the Secretary of Housing and Urban Development, along with the Administrator of the Environmental Protection Agency, the Secretary of Labor, and the Secretary of Health and Human Services, to issue guidelines for the conduct of federally supported work in this area. It is stated that these guidelines will be based upon criteria that measure the condition of the housing, rather than the health of the residents of the housing.

Section 107: Disclosure of information concerning lead upon transfer of residential property.

This section outlines disclosure requirements of lead-based pipe hazards during the purchase, sale, or lease of private housing. The seller or lessor is required to provide the purchaser with a lead hazard information pamphlet, disclose the presence of any known lead-based pipe or hazard, and allow for a 10-day period for the purchaser or lessee to conduct a risk assessment or inspection for the presence of lead-based pipe hazards. It also describes legal penalties for violations of the provisions laid out in this section.

TITLE II – LEAD EXPOSURE REDUCTION

Section 201: Lead-based pipe activities training and certification.

This section describes the minimum training and certification requirements for contractors performing lead-based pipe activities. It also requires the release of guidelines for conduct of such renovation, as well as a study of the extent to which persons participating in these renovations are exposed to lead, due to the toxic and dangerous nature of these activities.

Section 202: Identification of dangerous levels of lead.

This section requires the EPA Administrator to identify and define lead-based pipe hazards within 18 months after the enactment of this Act.

Section 203: Authorized state programs.

This section describes the process of developing and approving State's applications for grant funding, as well as procedures that will be enacted if the State does not comply with the standards, regulations, and other requirements of this title. It also authorizes the development of a model program that can be adopted by any state that wants to administer and enforce a program under this title.

Section 204: Lead abatement and measurement.

This section develops a comprehensive program to promote safe, effective, and affordable monitoring, detection, and abatement of lead-based pipe and other hazards. It also establishes minimum performance standards for laboratories and calls for studies on both children with elevated blood lead levels and on the means to reduce hazardous occupational lead abatement

exposures in water. This section also includes the development of a public education program to increase awareness regarding the implications of lead exposure and the need for abatement of lead-based pipe hazards. Finally, this section also creates a Clearinghouse on Childhood Lead Poisoning and a hotline to facilitate questions about lead poison and prevention.

Section 205: Lead hazard information pamphlet.

This section authorizes the creation of a lead hazard information pamphlet put together by the EPA Administrator in consultation with the Secretary of Housing and Urban Development and the Secretary of Health and Human Services. This pamphlet will describe the risks associated with lead exposure, methods for evaluating and reducing lead-based pipe hazards and explain state and local laws related to lead-based pipe hazards and their requirements.

Section 206: Regulations.

This section establishes amendable recordkeeping and reporting requirements that are necessary to insure the effective implementation of this Act.

Section 207: Control of lead-based pipe hazards at federal facilities.

This section indicates that the federal government is not immune to any substantive or procedural requirements outlined in this title. This includes fees or charges assessed for certification and licensing, as well as any other nondiscriminatory charges related to lead-based pipe activities.

Section 208: Prohibited Acts.

This section states that it is unlawful for any person to fail or refuse to comply with any provision of this title.

Section 209: Relationship to other federal law.

This section states that this title will not affect the authority of other agencies related to this issue.

Section 210: General provisions relating to administrative proceedings.

This section develops a rulemaking docket that pertains to the promulgation or revision of any regulation issued under this title. This includes administrative guidelines regarding the public availability of this docket and the information that will be included during the formation and revision of this docket.

TITLE III – AUTHORIZATION OF APPROPRIATIONS FOR LEAD HAZARD REDUCTION

Section 301: HUD grants for lead hazards reduction in housing.

This section authorizes the appropriation of \$9.5 billion for grants under section 101 of this bill and section 1011 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 for each of the fiscal years 2020 through 2029.

Section 302: EPA funding for lead exposure reduction.

This section authorizes the appropriation of such sums as may be necessary to carry out title II of this Act, title IV of the Toxic Substances Control Act, and other lead hazard reduction activities as the EPA Administrator is authorized under law to undertake.

TITLE IV – REVENUE PROVISIONS

Section 401: Partnership interests transferred in connection with performance of services.

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Section 402: Special rules for partners providing investment management services to partnerships.

These sections effectively close the carried interest loophole. The revenue generated by this tax change is estimated by CBO to be \$14 billion over the next 10 years.

Section 403: Return to pre-2018 estate and gift tax basic exclusion amount.

This section restores the 2017 tax parameters to the estate tax. The revenue generated by this tax change is estimated by CBO to be \$83 billion over the next 10 years.